



NEWS RELEASE

COUNCIL PRESIDENT SCOTT PETERS

First District

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For Immediate Release

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Council President Secures New Conditions on Hillel Project

SAN DIEGO -- Tuesday night on a 6-2 vote, the San Diego City Council approved the sale of "Site 653" in La Jolla to Hillel of San Diego. On a recommendation by Council President Scott Peters, the motion was introduced by Councilman Ben Hueso and seconded by Peters.

The motion imposed 25 additional conditions to the project permit, and reads as follows:

Motion #1 to Adopt Mayor's Recommendations and add 25 conditions to the project permit:

- 1) The building capacity shall be capped at 250 people, and 400 for "special events" A "special event" is any event attended by more than 250 people;
- 2) The number of Special Events for the first twelve months of operation shall be limited to six (6). The number may be increased after the first year to a maximum of nine (9) special events per year with the approval of the Mayor/City Manager, in his or her sole discretion, where the Neighborhood Code Compliance Department will be in charge of supervising the number of these events;
- 3) The applicant shall provide a minimum of 68 on-site, underground parking spaces. In its discretion, applicant may employ parking lifts to achieve this number, but applicant may not exceed the elevations submitted by the applicant in the plan, as shown in the "Site Section", and that is 22 feet, 6 inches in height. Applicant shall not prohibit any of its staff, visitors or persons participating in its on-site activities from parking in the garage. Applicant acknowledges that any such closure is grounds for the immediate

suspension of all operations by the Development Services Department and the Neighborhood Code Compliance Department or the Mayor/City Manager, in his or her sole discretion;

- 4) If the applicant chooses to employ parking lifts to provide a portion of its required parking, then, during the first year of operation of the facility, applicant shall maintain a shared parking agreement for all Shabbat services for a minimum of 67 off-site spaces, subject to the prior approval of the Mayor/City Manager in his or her sole discretion, and shall operate a shuttle for those events. In the event of a cancellation of a shared parking agreement, the applicant will immediately suspend any activities with more than 120 people in attendance, which would effectively bring the cap down what 40 spaces would support, including Shabbat services and special events at the facility until an equivalent parking management plan or shared parking agreement is secured and approved by the Mayor/City Manager in his or her sole discretion and executed by the applicant. In the event of failure of the parking shuttle to operate during any Shabbat services, the applicant will immediately suspend any activities with more than 120 people in attendance at the facility until the shuttle service is resumed and the resumed operation is approved by the Mayor/City Manager in his or her sole discretion and executed by the applicant. At any time after the first year of operation of the facility, the Mayor/City Manager may, in his or her sole discretion, require that this Shabbat services off-site parking requirement and shuttle requirement be continued or reinstituted. This would take 68 spaces that would add on this parking requirement if for any reason this is not satisfied, and requires that if the parking is not operated off-site or the shuttle is used, that the entire operation of the facility will be limited to 120 people, which the 40 spaces would then support;
- 5) For the duration of the use of the facility, applicant shall maintain a shared parking agreement for any Special Events for a minimum of off-site spaces, subject to the prior approval of the Mayor/City Manager in his or her sole discretion, and shall operate a shuttle for those events. In the event of cancellation of the shared parking agreement, the applicant will immediately suspend any activities with more than 204 people in attendance for Shabbat services (which are limited to six times a year and up to nine times a year) at the facility until an equivalent parking management plan or shared parking agreement is secured and approved by the Mayor/City Manager in his or her sole discretion and executed by the applicant. In the event of failure of the parking shuttle to operate during Special Events, the applicant will immediately suspend any activities with more than 204 people in attendance (including Shabbat services and special events) at the facility until shuttle service is resumed and the resumed operation is approved by the Mayor/City Manager in his or her sole discretion and executed by the applicant;

- 6) Prior to issuance of its building permit, applicant shall deposit \$20,000 into a dedicated fund for the express purpose of Department of Development Services and Neighborhood Compliance Code Department enforcement and monitoring of the permit conditions of Hillel, with the proviso that if the \$20,000 is used for enforcement and dips below \$10,000 it will be replenished back to \$10,000. Two years thereafter, a deposit of \$10,000 per year plus Consumer Price Index may be required in the sole discretion of the Mayor/City Manager in subsequent years. Any portion of this deposit that is unused will be returned to the applicant;
- 7) The Traffic Demand Management Plan shall be adopted as a condition of the permit. The monitoring program shall be conducted by applicant and evaluated by the Mayor/City Manager at least nine times and no more than twelve times during the first year, and at least three times and no more than five times per year in subsequent years. The monitoring after the first year shall be conducted during times when school is in session and at least once during a Special Event;
- 8) Applicant shall pay for the undergrounding of the two utility lines that are located onsite, and the undergrounding project shall be completed before the issuance of the occupancy permit;
- 9) Applicant shall add a drinking fountain, trash receptacle and one three-seated bench that Hillel will maintain. Applicant will maintain a recycling program in its facility;
- 10) Applicant agrees not to oppose the formation of a maintenance assessment district;
- 11) Weekend hours, which are not limited in the proposal, shall be limited to Saturday from 8:00 a.m. to 10:00 p.m. and Sunday from 10:00 p.m. to 6:00 p.m. unless there is a Jewish Holiday or other Special Event;
- 12) There shall be no deliveries or trash pick-up before 8:00 a.m. on any day;
- 13) The courtyard will not be used for outside gatherings of more than ten (10) people, except for Sukkot and similar religious rituals. This would not preclude visitors from going out on the patio or using the patio during gatherings within the center;
- 14) No alcohol will be allowed, except for religious rituals;
- 15) Smoking will not be allowed on the site;
- 16) Air-conditioning units will be acoustically abated;

- 17) Outside amplified noise is prohibited;
- 18) A three-foot glass wall will be added to the top of the patio wall at the northeast corner of the property;
- 19) Outside lighting will be limited to low-voltage lighting for safety and way-finding when the facility is unoccupied;
- 20) Overnight events are prohibited;
- 21) Use or rental to outside groups for commercial purposes is prohibited;
- 22) The applicant shall notify the La Jolla Shores Association at any time that the Traffic and Transportation Committee of the La Jolla Community Planning Association considers issues related to the Traffic Demand Management Plan;
- 23) Hillel will advise visitors to the Center on Friday night Shabbat and during occasional Special Events not to park in the neighborhood and that individuals that fail to comply with this policy will be asked to move their car or to leave the Hillel Center;
- 24) Applicant agrees to participate in a Neighborhood Advisory Committee consisting of one representative of the University of California San Diego, two representatives appointed by the La Jolla Shores Association, two representatives appointed by Hillel; one neighborhood resident appointed by the City Council Representative for District One, and one neighborhood resident appointed by the Mayor/City Manager. The Committee shall be formed within 30 days of the issuance of building permits, while working on construction issues as well, and shall work to facilitate appropriate interchange and beneficial collaboration between the applicant and the surrounding community, resolve disputes if possible, and advise the Development Services Department and the Neighborhood Code Compliance Department and the Mayor/City Manager of any disputes that are not resolved; and
- 25) The defendant will agree to defend and indemnify the City of San Diego from any actions related to the legality of the sale or lease.

In addition to the 25 conditions, the City Council took the following action:

- Refer a discussion of a UCSD neighborhood parking impacts to the La Jolla Parking Management District. The discussion should include evaluation of “No Parking” signs and time limited parking for the Cliffridge neighborhood.

- Direct staff to draft amendments to Section 103.0304.1(e) of the La Jolla Shores PDO contained in the San Diego Municipal Code to prohibit additional institutional uses in the La Jolla Shores single family homes. Staff shall return to City Council within 60 days with the revised La Jolla Shores PDO language.

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